

Office
For Lease

156TH Street Business Park

156 Street & 114 Avenue | Edmonton

Colliers



156TH Street BP

Vacancies

#15508 | 11,106 SF

*2 floors of office

Building Info

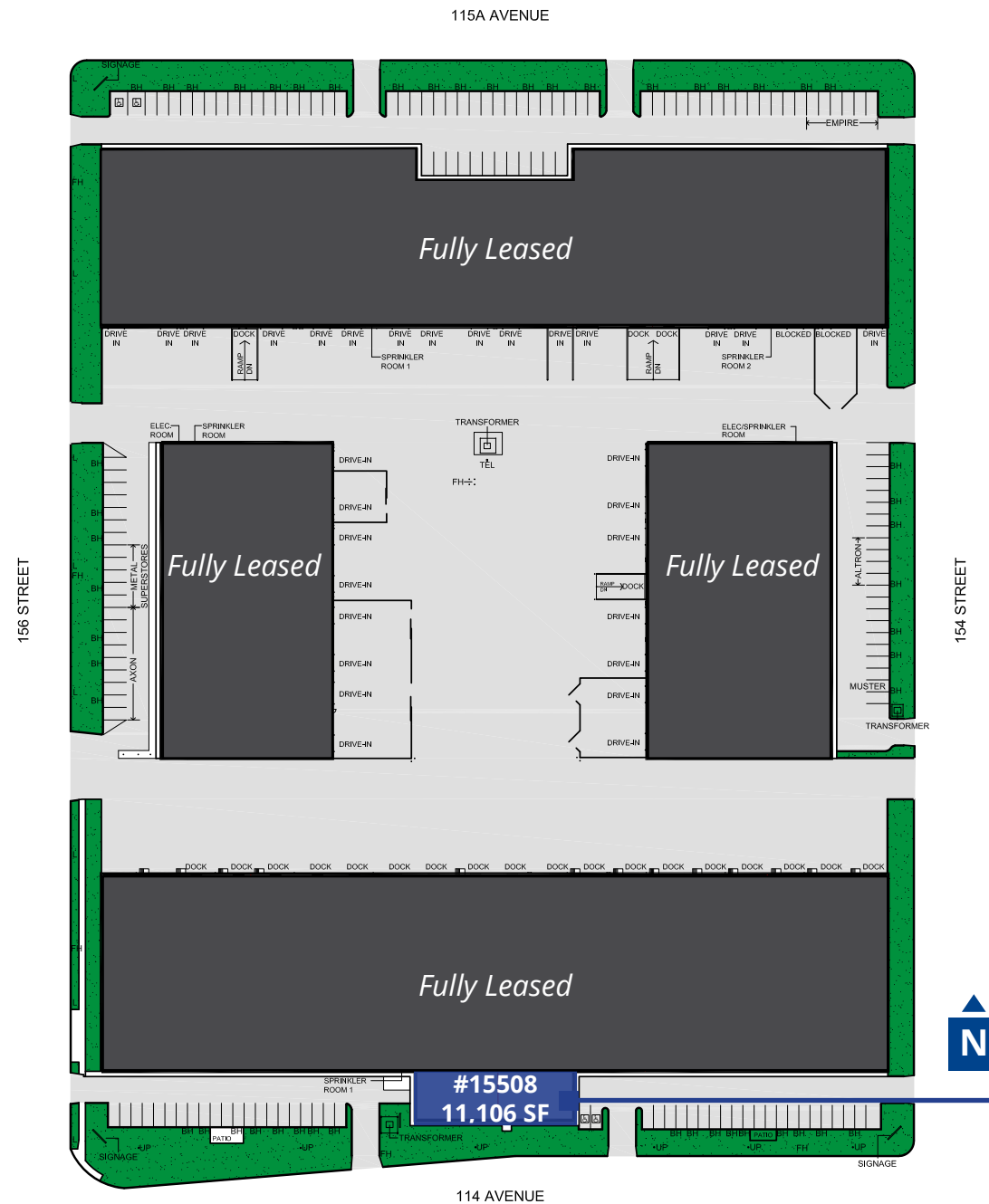
Contact Us:

Chance Thomas
+1 780 246 5354

Ning Good
+1 780 969 3029

Evelyn Stolk, CCIM
+1 780 690 3224

Rod Connop
+1 780 940 9159

156TH Street Business Park

Second Floor Office



West Entrance

15508 114 Avenue
Office:
Main Floor: 4,053 SF
Second Floor: 7,053 SF



Main Floor Office

South Building: Unit 15508



LEASE RATE
Market



OP COSTS
\$5.37 PSF
(2024)

Vacancies

#15508 | 11,106 SF
**2 floors of office*

Building Info

Contact Us:

Chance Thomas
+1 780 246 5354

Ning Good
+1 780 969 3029

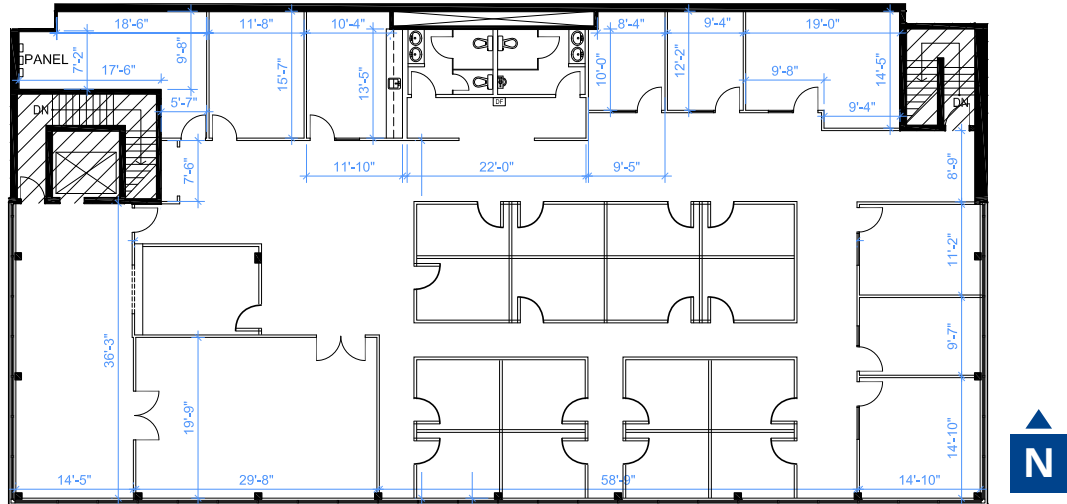
Evelyn Stolk, CCIM
+1 780 690 3224

Rod Connop
+1 780 940 9159

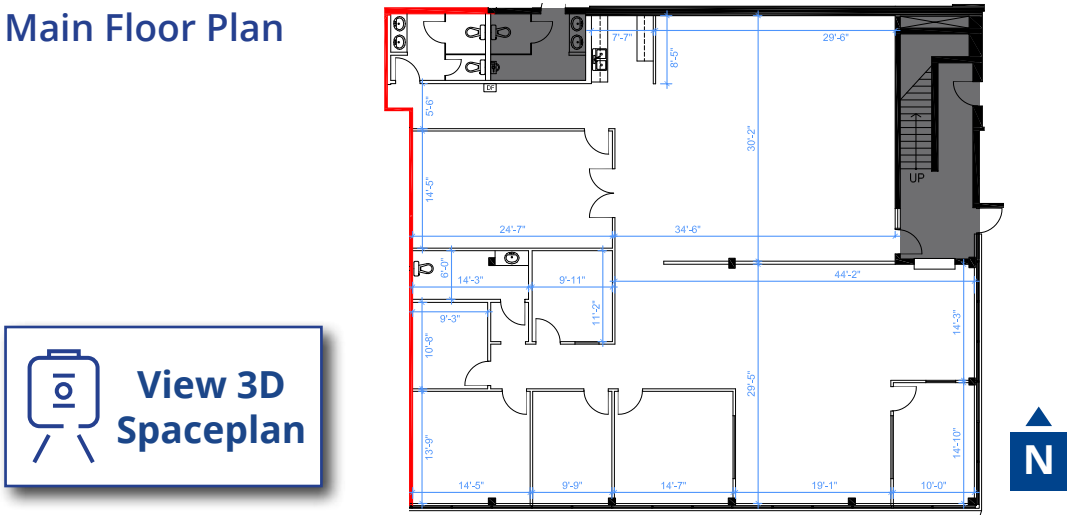
Property Highlights

Address	15508 114 Avenue
Area	Main Floor: 4,053 SF 2 nd Floor: 7,053 SF
Loading	N/A
Zoning	IM (Medium Industrial)
Ceiling	±9' (TBC)
Column	29.5' x 29'9"
Lighting	LED
Available	Immediately
Features	<ul style="list-style-type: none">• Mix of individual offices (±30), 2 large boardrooms & open bullpen area• Windows along West, South & East elevation• Elevator for access to second floor plus additional entrance on west elevation

Second Floor Plan



Main Floor Plan



View 3D
Spaceplan

156TH Street BP

Vacancies

#15508 | 11,106 SF

**2 floors of office*

Building Info

Contact Us:

Chance Thomas
+1 780 246 5354

Ning Good
+1 780 969 3029

Evelyn Stolk, CCIM
+1 780 690 3224

Rod Connop
+1 780 940 9159

156TH Street Business Park



Located in Garside Industrial, 156th Street Business Park is located in Northwest Edmonton near many employee amenities such as fast food, banking gas stations & convenience stores. The area includes many auto repair servicing companies & autobody parts companies. The business park has quick access to major roadways such as 111 Avenue, 149 Street, 118 Avenue & Yellowhead Trail.



156TH Street Business Park

156 Street & 114 Avenue, Edmonton

Chance Thomas

Senior Associate

+1 780 246 5354

chance.thomas@colliers.com

Ning Good

Senior Industrial Project Specialist

+1 780 969 3029

ning.good@colliers.com

Evelyn Stolk, CCIM

Senior Vice President

+1 780 690 3224

evelyn.stolk@colliers.com

Rod Connop

Executive Vice President

+1 780 940 9159

rod.connop@colliers.com

 **Manulife** Investment Management



Colliers Macaulay Nicolls Inc.

1700 Bell Tower, 10104 103 Avenue, Edmonton, AB T5J 0H8

Main +1 780 420 1585

www.collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. 10.10.24

collierscanada.com

Accelerating success.

